



17 Harrow Drive, West Wittering £375,000 Freehold







17 Harrow Drive

West Wittering, Chichester

A well-presented two-bedroom bungalow situated close to East Wittering village centre and the beach.

Council Tax band: C

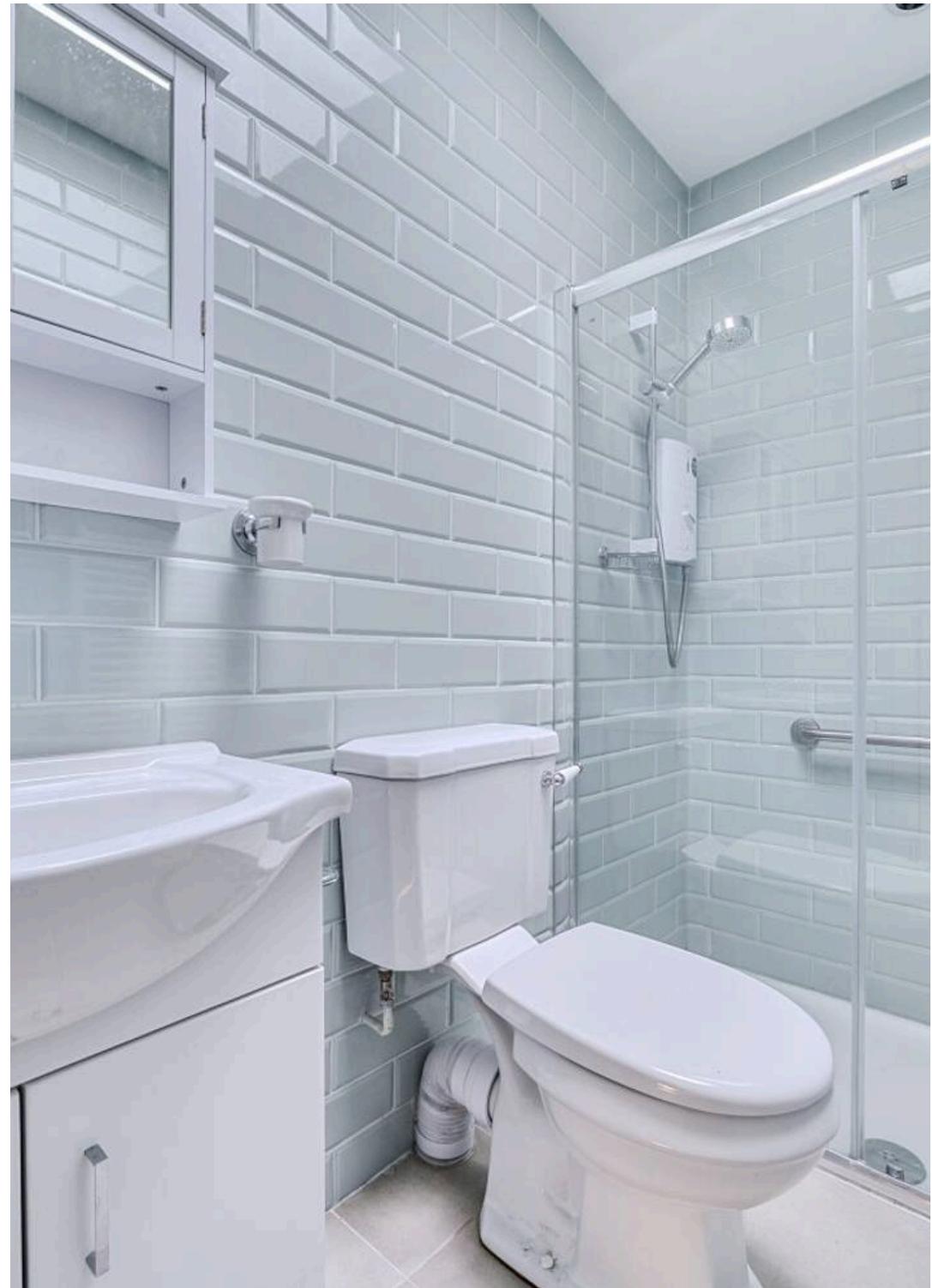
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Recently refurbished Two Bedroom Bungalow
- Open-plan kitchen/dining/sitting room
- Garage & Driveway
- Shower Room
- Situated in a popular location
- Close to East Wittering village centre with all amenities
- Walking distance of the beach
- No forward chain

Situated close to the beach, within the sought-after coastal village of East Wittering, around seven miles south-west of Chichester. The beaches here enjoy beautiful views across the Solent towards the Isle of Wight and are well known for water sports, particularly kitesurfing and windsurfing. The village offers a great range of local amenities including an infants and junior school, GP surgery, dentist, library, two mini supermarkets and a selection of independent shops, cafés, and restaurants. There is also a regular bus service into Chichester, which provides a wider choice of shops, leisure facilities, cinemas, and the renowned Festival Theatre, as well as a mainline railway station. The world-famous Goodwood Estate, with its Racecourse and Motor Circuit, lies just a few miles beyond Chichester.



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Situated on the ever-popular Sea Estate, this recently refurbished two-bedroom bungalow offers well-balanced and beautifully presented accommodation, all arranged over a single level.

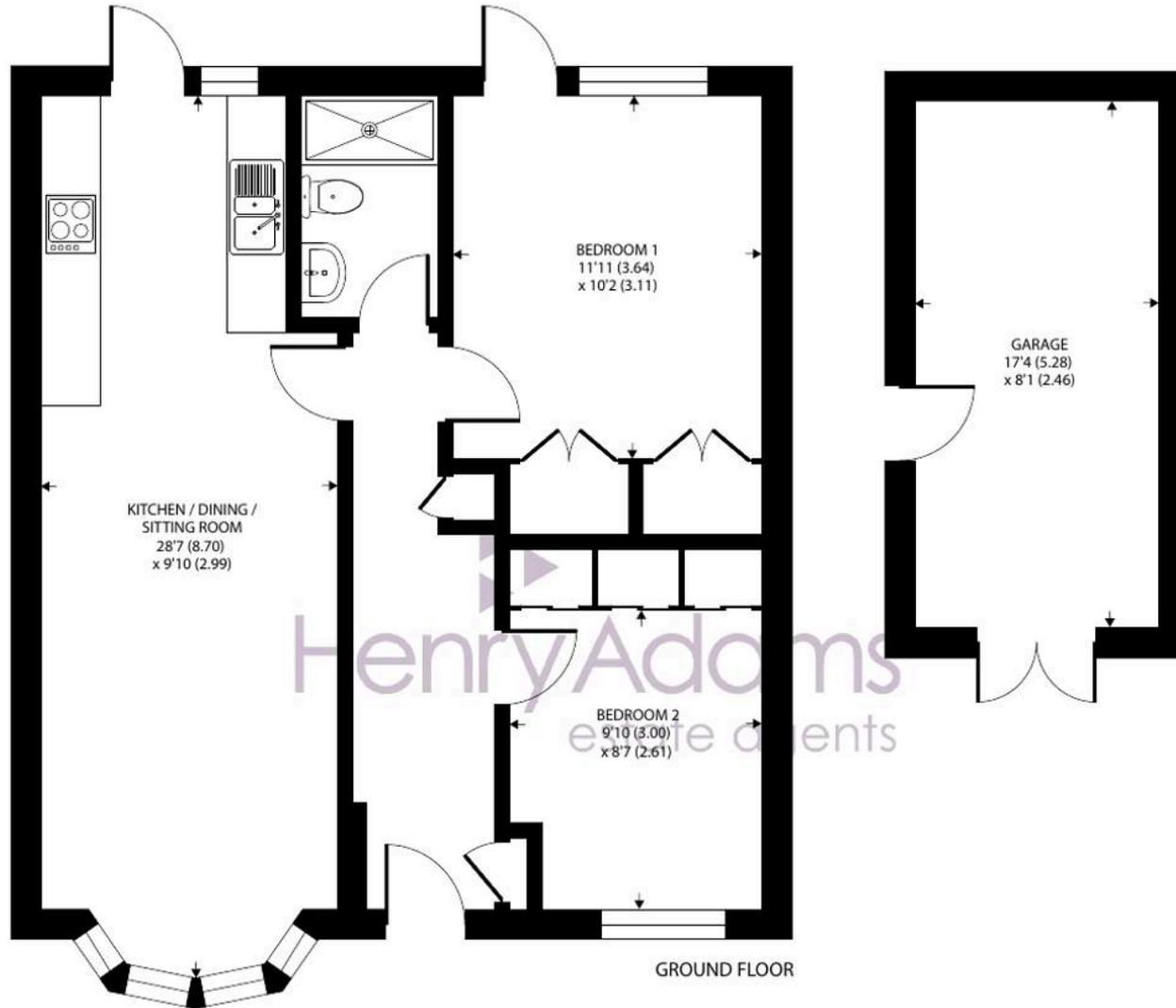
A central hallway provides access to all principal rooms, creating a practical and thoughtfully designed layout. To the front of the property, the open-plan kitchen and sitting room forms the heart of the home. Extending to over 28 feet in length, this bright and versatile space comfortably accommodates both living and dining areas. The fitted kitchen offers ample worktop and storage space, while a bay window to the front enhances the natural light.

The property features two well-proportioned bedrooms. The principal bedroom is a comfortable double with space for freestanding furniture, while the second bedroom offers flexibility as a guest room, home office or hobby space. The accommodation is completed by a bathroom fitted with a bath, wash hand basin and WC.

Externally, the bungalow benefits from a detached garage, providing secure parking or useful additional storage.

Ideally positioned, East Wittering village centre, with its range of shops, amenities and popular beach, is within walking distance. Offered with no forward chain, this property presents an excellent opportunity for downsizers, first-time buyers or those seeking convenient single-storey living in a highly desirable coastal location.





Approximate Area = 649 sq ft / 60.2 sq m

Garage = 140 sq ft / 13 sq m

Total = 789 sq ft / 73.2 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.